



This is the last building within the Pheonix Fields development and the site benefits from full planning permission for 16 no. dwellings arrange over 2 no. blocks. Some development works have already commenced on site with works completed to foundation level. The site is 'Shovel Ready' with working drawings in place and services already brought to the edge of the site. The roads serving the plot have already been adopted by NI Roads.

Offers Over  
£175,000

Site @ Phoenix Fields,  
Ballymena,  
BT42 2BF

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Viewing by  
appointment  
through agent  
028 9066 3030



- Fully Serviced & 'Ready To Go' Development Site
- Planning Permission for 16 no. dwelling over 2 no. blocks
- Some works already commenced on site
- Within walking distance of the town centre
- Planning Permission has been approved under the following:
  - G/2004/0731/F - Approved 28/02/07 - Site for housing development.
  - G/2008/0162?F - Amendment to apartment blocks

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Rev	Amendment	By	Check	Date
C	Building Control amendments for bin storage - amendable foot of HR2 & HR3 - amendable foot of HR2 & HR3 - amendable foot of HR2 & HR3	AMM/LM	LM	29.04.16
B	HR2 & HR3 footprints amended to show bay position changed	AMM/LM	LM	28.03.16
A	HR2 & HR3 footprints amended to show removal of two storey bay	AMM/LM	LM	14.01.16

**Additional lands available for communal parking outlined in blue**

## Location:

Ballymena is a popular market town located in Co. Antrim. It is one of the top ten larger towns in Northern Ireland and acts as a service centre for the wider hinterland and smaller surrounding towns and villages.

The site is located within the ever popular Phoenix Fields development located off Railway Street which is only a few minutes walk from the town centre. The site also benefits from the pleasant semi-rural aspect backing on to the River Braid.

This area has long been established as one of the most popular in Ballymena, offering convenience to many leading grammar and primary schools. Commuting to Belfast and the North Coast could not be easier, via the M2 motorway and dual carriageway which is a few minutes drive away.

Additionally, Phoenix Fields is positioned close to both the bus and railway stations. The local area plays host to an enviable range of restaurants, children's play parks, sporting, leisure and recreational facilities.

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